

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Stephen J. Mordfin, AICP, Case Manager
*J*Joel Lawson, Associate Director Development Review
DATE: May 31, 2016

SUBJECT: BZA Case 19271 (4800 Meade Street, N.E.) for an area variance to off-street parking

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following area variance:

- § 2101.1, Off-Street Parking (142 required, 86 existing and proposed).

II. LOCATION AND SITE DESCRIPTION

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|------------------------------------|---|
| Address | 4800 Meade Street, N.E. |
| Applicant | DC Department of General Services |
| Legal Description | Square 5159, Lot 801 |
| Ward/ANC | Ward 7/ANC 7C |
| Zone | R-2 |
| Lot Characteristics | Rectangular lot with frontage on three streets and no alley access |
| Existing Development | Public school building with |
| Adjacent Properties | North: Deanwood Community Center and Library South: Across Meade Street, detached dwellings and institutional uses East: Across 49 th Street, low-rise apartments West: Across 48 th Street, one-family detached dwellings |
| Surrounding Neighborhood Character | Low to moderate density residential and institutional uses |
| Proposed Development | Establish public high school in a vacant former public middle school building. The school is a permitted use in this zone, but relief from the parking requirement is requested. |

III. ZONING REQUIREMENTS and RELIEF REQUESTED

| Zone: R-2 | Regulation | Existing | Proposed | Relief |
|--------------------------|-----------------------|--------------------|--------------------|-----------------|
| Height § 400 | 60-foot. max. | 44.5 feet | 44/5 feet | None Required |
| Lot Width § 401 | 120-foot min. | ft. | ft. | |
| Lot Area § 401 | 9,000 sq. ft. min. | 205,830 sq. ft. | 205,830 sq. ft. | None Required |
| Floor Area Ratio § 402.1 | 0.90 max. | 0.88 | 0.88 | None Required |
| Lot Occupancy § 403 | 60% max. | 33.5% | 33.5% | None Required |
| Rear Yard § 404 | 20-foot min. | 155 feet | 155 feet | None Required |
| Parking § 2101 | 142 spaces min. | 86 | 86 | Required |

IV. OFFICE OF PLANNING ANALYSIS

Variance Relief from § 2101.1, Off-Street Parking

i. Exceptional Situation Resulting in a Practical Difficulty

The subject property was developed as a public junior high school in 1966, with accessory off-street parking and outdoor athletic and recreational facilities. Additional on-site parking cannot be provided without the elimination of the athletic and recreational facilities, necessary for the operation of the school.

ii. No Substantial Detriment to the Public Good

The requested variance would permit the reestablishment of the existing facility as a public school. It is located approximately one-quarter mile from the Deanwood Metrorail Station, serving the Orange and Silver lines, providing access to transit throughout the District. The applicant expects that sixty percent of the school's one hundred full-time employees would arrive by public transit, based on its experiences with other schools located near Metrorail stations, and that another five percent would arrive by bicycle or walk. The Parking Capacity study submitted to the file by the applicant included a Survey Area Capacity Utilization that found the weekly average of street parking utilization within the surrounding neighborhood to be 37.30 percent. Students would not be permitted to drive to school, reducing demand on the parking lot.

iii. No Substantial Harm to the Zoning Regulations

Although 142 parking spaces are required for the school, this number is partially based on the seating capacity of the auditorium, which seats 750, in excess of the proposed maximum enrollment of no more than 600. In combination with the expectation that up to thirty-five of the full-time employees would be expected to drive and that students would not be permitted to drive to school, the additional parking as required by the Zoning Regulations would not be necessary in this case.

V. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VI. COMMUNITY COMMENTS

No comments were received from ANC 7C.

Attachment: Location Map

